

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE 119A and 119B
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass.. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Adams Transmission Company has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels SE-119A and 119B in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Adams Transmission Company be and hereby is tentatively designated as Redeveloper of Disposition Parcels SE-119A and 119B in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcels 119A and 119B by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to enter into a License with the Authority for the purpose of early entry into 421 Harrison Avenue for the purpose of stabilizing the structure. Said License shall further provide that the Licensee shall obtain liability insurance naming the Authority as co-insured and Licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage, resulting from the Licensee's use of the premises. Said License to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

5. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

WASHINGTON STREET

EAST BECKLEY STREET

BLOCK-554

A.P. 6400
8366

A.P. 6399
1505

A.P. 6398
1620

4836 A.P. 6397

10874 A.P. 6396

FAY STREET

SE-119A
15,734 S.F.

SE-119B
6,916 S.F.

HARRISON AVENUE

A.P. 6382
2084

1076

1075

1108

1133

1149

1181

1055

1082

1070

973

743

780

811

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: John Adams and Walter Adams
 - b. Address and ZIP Code of Redeveloper: 240 Old Colony Boulevard
South Boston, MA 02127
 - c. IRS Number of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

Parcel SE-120
421-443 Harrison Avenue

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of N/A:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
N/A

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
N/A
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
N/A
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
N/A
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$ N/A
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
N/A	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) John Adams / Walter Adams

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) know and belief.²

Dated: February 27, 1987

John J Adams
Signature

Title

240 Old Colony Avenue
South Boston, MA 02127

Address and ZIP Code

Dated: February 27, 1987

Walter F Adams
Signature

Title

240 Old Colony Avenue
South Boston, MA 02127

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, and the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 5b is Answered "Yes."

a. Name of Redeveloper: John Adams and Walter Adams

b. Address and ZIP Code of Redeveloper: 240 Old Colony Avenue
South Boston, MA 02127

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in South End
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows:

Parcel SE-120
421-443 Harrison Avenue

Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?

☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

a. The financial condition of the Redeveloper, as of February 18, 1987, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

James J. Meehan, 799 Hancock Street, Quincy, MA

funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

See Attached Text

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

See attached financial statement

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

See attached financial statement

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

See attached financial statement

7. Names and addresses of bank references:

- . Olympic Bank, *303 Congress Street, Boston
- . Bank of New England, 28 State Street, Boston
- . South Boston Savings, 460 W. Broadway, South Boston

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.5. and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

Lee Kennedy Company, Inc.
1792 Dorchester Avenue
Dorchester, MA

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

See Attached Material

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

See Attached Material

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

See Attached Material

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) John Adams and Walter Adams

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidences of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: February 27, 1987

Dated: February 27, 1987

John Adams
Signature

Walter Adams
Signature

240 Old Colony Avenue
South Boston, MA 02127

Address and ZIP Code

240 Old Colony Avenue
South Boston, MA 02127

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J (CHAPTER 7 OF THE GENERAL LAWS)

- (1) Location: 421 - 443 Harrison Avenue (SE-120)
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: John and Walter Adams
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

John Adams
c/o Adams Automatic Transmission
240 Old Colony Avenue
South Boston, MA 02127

Walter Adams
c/o Adams Automatic Transmission
240 Old Colony Avenue
South Boston, MA 02127

- (5) The undersigned also acknowledged and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signed: John J. Adams

Date: February 27, 1987

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J (CHAPTER 7 OF THE GENERAL LAWS)

(1) Location: 421 - 443 Harrison Avenue (SE-120)

(2) Grantor or Lessor: Boston Redevelopment Authority

(3) Grantee or Lessee: John and Walter Adams

(4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

John Adams
c/o Adams Automatic Transmission
240 Old Colony Avenue
South Boston, MA 02127

Walter Adams
c/o Adams Automatic Transmission
240 Old Colony Avenue
South Boston, MA 02127

(5) The undersigned also acknowledged and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signed: John J Adams

Date: February 27, 1987

February 27, 1987

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

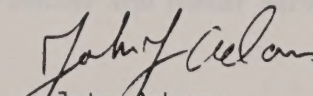
Re: Letter of Interest
421-443 Harrison Avenue
Parcel SE-120

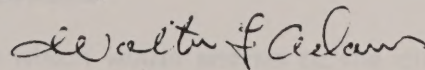
Dear Mr. Coyle,

This letter is intended as an expression of interest in the above referenced property, currently owned by the Boston Redevelopment Authority. Enclosed herein you will find a development proposal for the re-use of the property, including a statement of its proposed scope of services, financial statements and expression of support, and our schematic design. It is our belief that this proposal offers a number of advantages to the city of Boston. In addition to the obvious advantages of allowing us to provide better services to the public and alleviating a serious overcrowding situation in our current location, there is also the less visible advantage which would come from new employment and job skills training for South End youth. Such a program would be expedited through our long standing ties with the Hubert H. Humphrey Occupational Resource Center.

The company through which I make this proposal has been based in Boston for the past thirty seven years. Because of our success, it is now incumbent that we expand our operation, and it is our strong wish to continue that success within the confines of the city of Boston. If successful in this proposal, it is our intention to purchase the property from the BRA and have Adams Automatic Transmission, Inc. of Boston expand its operations to Harrison Avenue and lease the site from us. Our development proposal, we feel, is a very sound one. We very much look forward to the opportunity to work with your agency.

Sincerely,


John Adams


Walter Adams

c/o Adams Automatic Transmission
240 Old Colony Avenue
South Boston, MA 02127
268-6060

Background Information

Adams Automatic Transmission, Inc. is a family owned business which has been in continuous operation in Boston for thirty seven years. Our principal business is centered upon servicing the public as individuals, as well as operating under a number of contracts with public agencies, such as the Commonwealth of Massachusetts Motor Vehicle Management Bureau, the Boston School Committee, the City of Boston Department of Health and Hospitals and other city departments, such as Police, Public Facilities and Parks and Recreation.

In addition, a good portion of our work load comes from the American Automobile Association (AAA). Our involvement with AAA includes our twenty four hour service for stranded motorists whose automobiles are in need of towing or repair.

At present, we are handicapped by a severe shortage of space at our Old Colony Avenue location. Our selection as developers for 421-443 Harrison Avenue would not only bring additional economic expansion to the South End, but would also relieve a site of much congestion in South Boston.

Scope of Services

It is the proposal of Adams Automatic Transmission, Inc. to expand its badly overcrowded operation to the now vacant structure at 421-443 Harrison Avenue. This location would allow us to move a portion of our operation from our location on Old Colony Avenue and relieve a good deal of the congestion which currently plagues this site. In particular, the parking situation on Old Colony Avenue forces us to seek this remedy, and an expanded operation from two sites would give us sufficient space to conduct an orderly business while continuing to be a good neighbor. Through our architect, William Lamb of Charlestown, Massachusetts, and our General Contractor, Lee J. Kennedy Company, Inc., of Boston, we have prepared what we feel is a restoration and construction plan which is in harmony with the character of the existing neighborhood.

Perhaps most important to our company in assembling this proposal is the property's location. Because of the nature of our business - dealing with vehicles under public contract, assisting distressed individuals and their vehicles under our arrangement with AAA, and the need for our suppliers to reach us in a highly accessible area - 421-443 Harrison Avenue is an optimal site. With its proximity to the Southeast Expressway and accessibility to the downtown area, Parcel SE-120 would provide us the opportunity for better and faster service, along with improved security and parking facilities.

Public Benefits / Employment Opportunities

There are a number of benefits which would accrue to the city of Boston and to the immediate area. Most of these benefits center around increased employment opportunities and job training. At our South Boston facility, we employ sixteen people, half of whom come from the immediate surrounding neighborhood.

Employment Opportunities

- 1.) It is our estimate that at least sixteen new jobs would be created through the restoration of this building. As the hiring pattern at our current Old Colony Avenue location suggests, it is our expectation that at least half of the jobs created at 421-443 Harrison Avenue, would go to South End residents.
- 2.) Job Training

Mr. John Adams of Adams Automatic Transmission is a member of the Board of Advisors in the automotive section of the Hubert H. Humphrey Occupational Training Center. For a number of years, Mr. Adams has provided his expertise, time and use of the facilities in his business to provide on the job training for the public school students of Boston. Mr. Adams would, naturally, be prepared to continue and extend this training at a new Harrison Avenue site extending the process of teaching young people valuable skills and easing their transition into adults with marketable trade skills.

Means of Construction and Financing

Based upon the financial capabilities of John and Walter Adams and Adams Automatic Transmission, Inc., it is our desire to construct the project through the means of conventional financing, to be obtained from Olympic Bank. As a part of this proposal, enclosed is a letter of interest and support from that institution.

By utilizing conventional financing in times where capital is relatively easy to obtain, it is our feeling that construction can begin quickly. We would wish to set a goal of beginning construction within one hundred twenty days of the transmittal of title from the Boston Redevelopment Authority.

Summary

In closing, we feel that this proposal for the restoration of Parcel SE-120 is a well conceived plan, designed to complement and improve the surrounding community by several different standards. We have already presented the benefits to the community in the area of jobs and employment skills training. The restoration of this building and the resulting activity will have the effect of attracting additional businesses to the surrounding areas. It is the expectation of the developers that the property offers ample area so that on-street parking will never be required. In short, we feel that this proposal addresses all of the Boston Redevelopment Authority's requests and concerns and will, as portrayed in Mr. Lamb's designs, be a useful and attractive addition to the community. This proposal offers, however, the district advantage of the proven record of its principals in providing employment and on the job training to Boston residents, along with a commitment to expand those services.

MEMORANDUM

JUNE 4, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR FOR COMMUNITY PLANNING AND DEVELOPMENT, ROBERT MC GILVRAY, CHIEF OF REHABILITATION, AND MARIA FARIA, SOUTH END PROJECT COORDINATOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, TENTATIVE DESIGNATION AND LICENSE AGREEMENT FOR PARCELS SE-119A and 119B, 409 to 421 HARRISON AVENUE.

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY TENTATIVELY DESIGNATE THE ADAMS AUTOMATIC TRANSMISSION COMPANY OF BOSTON, AS REDEVELOPER OF THE BUILDING AND VACANT LAND LOCATED AT 409-421 HARRISON AVENUE. THE BUILDING AND LAND ARE CONTAINED WITHIN REUSE PARCELS SE-119 A and 119B IN THE SOUTH END URBAN RENEWAL AREA. IT IS ALSO REQUESTED THAT THE AUTHORITY GRANT PERMISSION FOR EARLY ENTRY FOR THE PURPOSE OF STABILIZING THE VACANT STRUCTURE.

The Authority advertised Parcel SE-120 for emergency development on February 2, 1987. The parcel contained a one story commercial garage structure in need of emergency repairs. On February 27, 1987, the Authority received four proposals of interest to develop the site and rehabilitate or raze the existing structure.

Of the four proposals, two were deemed to merit further review by the Authority.

The first, a proposal by the South End Joint Venture and Royal Fire Door Company, called for development in two phases. Phase I proposes the creation of 90 units of housing, on BRA-owned and privately owned property, below-grade parking, and commercial use along Washington Street. The Royal Fire Door building on Washington Street would be razed and rebuilt on the BRA parcel. Phase II of this proposal would see the creation of 45 additional residential units on private and public land adjacent to Phase I above. The total cost of both phases is estimated at \$17.4 million.

The proposal which this action addresses, is by the Adams Automatic Transmission Company of Boston. The Adams Company proposes to rehabilitate the existing 190 foot long garage structure for use in their transmission repair business, and to provide for off-street parking for vehicles being repaired.

The Adams Transmission Company seeks to expand its badly overcrowded operation in South Boston by relocating part of the activity to Harrison Avenue.

Since Parcel SE-120 was assembled to be marketed for commercial, light manufacturing, or office space, on 31,655 square feet, and because the Authority

received two very interesting and well-prepared proposals, the staff re-worked the configuration of the parcels and placed the vacant, 190 foot long garage into Parcels SE-119A and 119B, which is a newly created parcel containing 22,650 square feet. Working with the Adams Company architect, a viable plan has been created for Parcels SE-119A and 119B which fits the needs and requirements of the transmission company and allows for future planning and development of Parcel SE-120

The Adams Company is a family owned business which has been in continuous operation in Boston for thirty seven years. The firm currently employs sixteen people at its present location. More than half of the employees are local residents. At least sixteen additional jobs will be created at the new location, of which half will be set aside for local South End residents. In addition, Mr. John Adams is a member of the Board of Advisors in the Automotive Section of the Hubert Humphrey Occupational Training Center, and will continue to use his time and the use of the facilities in the Adams Automatic Transmission Company to provide on the job training for the Public School Students of Boston.

The proposal for which you are asked to designate, is a highly feasible development which can take advantage of site location, (proximity to the S.E. Expressway) to improve business. The eleven service bay facility for the existing commercial garage will be complemented by approximately 35 vehicle storage bays at grade level.

The planned rehabilitation of the garage structure, and the fencing and landscaping of the support parking areas have been resolved in a most professional manner by the developer's architect, Mr. William Lamb of Charlestown. Development costs are estimated at \$500,000.00.

The Adams Company have also requested permission for early entry into the garage building to repair masonry fractures and bulges, and to remove or stabilize the front wall parapet, which is in danger of collapse.

It is therefore recommended that the Authority tentatively designate the Adams Automatic Transmission Company of Boston, as redeveloper of Parcels SE-119A and 119B, located at 409 to 421 Harrison Avenue in the South End Urban Renewal Area. It is also recommended that the Adams Automatic Transmission Company be granted permission for early entry for the purpose of stabilizing the vacant garage structure.

An appropriate resolution is attached.